047.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,062,300 / 1,062,300
					USE VALUE:	1,062,300 / 1,062,300
					ASSESSED:	1,062,300 / 1,062,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67	-69	MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC GAH JOHN E & HELEN K/TRS
Owner 2:	JOHN MC GAH & HELEN TRUST
Owner 3:	
Street 1:	67 MAYNARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC GAH JOHN E & HELEN K -
Owner 2:	-
Street 1:	67 MAYNARD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,190 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3206 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7190.000	553,700		508,600	1,062,300
Total Card	0.165	553,700		508,600	1,062,300
Total Parcel	0.165	553,700		508,600	1,062,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.40 | /Parcel: 331.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33136
GIS Ref	
GIS Ref	
Insp Date	11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0002-0001.0

!3969!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	554,100	0	7,190.	508,600	1,062,700	1,062,700	Year End Roll	12/18/2019
2019	104	FV	412,400	0	7,190.	540,300	952,700	952,700	Year End Roll	1/3/2019
2018	104	FV	412,400	0	7,190.	394,100	806,500	806,500	Year End Roll	12/20/2017
2017	104	FV	386,600	0	7,190.	343,300	729,900	729,900	Year End Roll	1/3/2017
2016	104	FV	386,600	0	7,190.	292,400	679,000	679,000	Year End	1/4/2016
2015	104	FV	344,200	0	7,190.	286,100	630,300	630,300	Year End Roll	12/11/2014
2014	104	FV	344,200	0	7,190.	235,200	579,400	579,400	Year End Roll	12/16/2013
2013	104	FV	358,200	0	7,190.	223,800	582,000	582,000		12/13/2012

PRINT

Date	Time
12/10/20	19:04:56

LAST REV

Date	Time
10/09/19	11:06:27
apro	
3969	

USER DEFINED

Prior Id # 1:	33136
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC GAH JOHN E &	52635-60		4/24/2009	Family	10	No	No		
MC GAH JOHN E &	52635-51		4/24/2009	Family	10	No	No		
	11683-489		5/28/1969			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2012	1435	Manual	18,000	C				
1/5/2010	7	New Wind	6,559					REPLACE 5 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/26/2013	Info Fm Prmt	EMK	Ellen K
4/17/2009	Inspected	163	PATRIOT
4/14/2009	Measured	197	PATRIOT
4/15/2000	Inspected	270	PATRIOT
3/1/2000	Measured	270	PATRIOT
8/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7190		Sq. Ft.	Site		0	80.	0.88	1									508,563						508,600	

Total AC/HA:	0.16506	Total SF/SM:	7190	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total: 508,563	Spl Credit	Total: 508,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99491251
Const Adj.:	0.98000199
Adj $ / SQ:	165.753
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680232
Depreciation:	126523
Depreciated Total:	553708

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 5 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

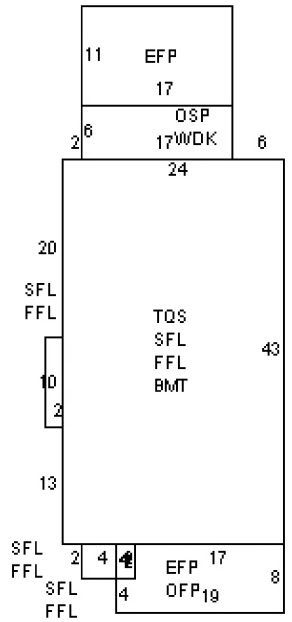
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	165.75
Special Features:	0	Val/Su Net:	115.40
Final Total:	553700	Val/Su SzAd	181.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,119	165.750	185,477
SFL	Second Floor	1,119	165.750	185,477
BMT	Basement	1,075	52.110	56,021
TQS	3/4 Story	806	165.750	133,638
EFP	Enclos Porch	331	34.740	11,499
OFP	Open Porch	144	27.400	3,945
OSP	Screen Porch	102	35.230	3,593
WDK	Deck	102	15.490	1,580
	Net Sketched Area:	4,798	Total:	581,230
Size Ad	3044.25	Gross Are	5067	FinArea 3206

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

047.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2002	0.00	T	13.6	104						

More: N | Total Yard Items: | Total Special Featues: | Total: